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Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: First National Financial Title Svs, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Wesley Callahan and Heather Callahan

Address: 302 N. Hampton St
Haughton, LA 71037

Phone: 901-359-5776 N/A

Grantee(s): Eric F Demien

Address: 5764 Deer Ridge Drive
Southaven, MS 38671

Phone: None (Home) 901-331-8679 (Work, if any)

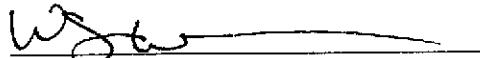
For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **WESLEY CALLAHAN** and wife, **HEATHER CALLAHAN**, who acquired title as **Heather Buchanan**, do hereby sell, convey and warrant unto **ERIC F DEMIEN**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:


**Lot 230, Section F, Deerchase Subdivision, in Section 4, Township 2 South, Range 7
West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15,
in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 26th day of April, 2010.


Wesley Callahan



Heather Callahan

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of April, 2010, within the jurisdiction, the within named Wesley Callahan and Heather Callahan, who acknowledged that they executed the above and foregoing instrument.

(SEAL)
My Commission expires




Notary Public

FILE #: S17092